

Randolph Township Zoning Commission

May 14, 2015

ZC: G. Harrison, P. Hyde, L. Briggs, B. Miller, B. Sieferth

ZI: Erin Myrla

Residents: Marjorie Watson, Jane Keener, Vanessa Mitchell, Jack Brazzon, Chuck Guthier, John Francis, Dave Goodyear, Glen Engelhart, Howard Kline, Beth Moon

B. Miller: Opened meeting at 7:00pm. Meeting for T. Peetz to discuss map changes. He has been helping, this is his expertise.

T. Peetz: Previously met and talked about areas in TC that could use amending. GC on west end. NC wrapped around East Mfg. NC is meant to be neighborhood and commercial thought best to change it. TC at east is environmentally sensitive, recommend to change to R1. Fairground purchased more land, would add it to F1 district. GC pieces surrounded by TC, recommending that it be changed to all TC. Showed draft maps that would reflect these recommended changes.

Audience: Asked questions about map orientation.

T. Peetz: Asked how ZC feels about the change of either change Industrial all the way down or take GC across. Said that property owner that owns TC east that is environmentally sensitive is not in favor of changing to R1.

Audience: Discussion regarding flow of Breakneck creek.

H. Kline: There is plant life consistent with wetlands by Old Mill Run. Would want to look at that before making any changes.

T. Peetz: Agrees that is something to look at, which is why Regional Planning is recommending changing it from TC to R1. He is just reporting what he was told the landowner wanted.

Audience: Discussion of map orientation.

T. Peetz: Text amendments related to map changes. 1. Automotive sales not a permitted or conditional use in TC. Recommends to make it Conditional Use in TC. 2. In text, height of buildings is not mentioned in R1 or R2, recommend to add it. 3. In NC, allow residential as a permitted use. 4. Large set back from Industrial, but no reciprocal. Talked about internet cafes. Peetz spoke with prosecutor, reported that the

state handles that. Also ZC, is considering changes to noise ordinances, adult entertainment (male), vacation rentals.

Resident: Asked about lettering on the map.

H. Kline: One of biggest issues is in TC, properties in TC that have been demolished and there haven't been variances. Should we go back and have property owners sod the properties?

B. Miller: Nothing in zoning about not demolishing houses without going to BZA.

H. Kline: Discussed where he found it in the book. Concerned about putting residential with commercial.

B. Miller: Trying to combine them because that's what we have now. Make some uses Conditional Use. Steps were recommended to eliminate confusion around TC.

G. Englehart: What about parking lot without buffer?

B. Miller: That's not what we are talking about tonight.

T. Peetz: That's an enforcement issue.

G. Englehart: There's stone 2-21/2 feet deep.

T. Peetz: Is it causing you any runoff problems?

G. Englehart: No.

T. Peetz: If they tore a house down, all they need is a permit. They don't need to go to the BZA.

H. Kline: It's a water management plan issue. But, that's not what we're talking about tonight.

T. Peetz: Code enforcement needs to be more active. Sounds like they're doing things without approval.

V. Mitchell: Who enforces the code?

T. Peetz: Go to township zoning Inspector. If there is a violation, it would go to BZA.

B. Miller: Asked about alternate map.

T. Peetz: Doesn't have the 2nd Draft on computer. Passed out copy.

H. Kline: What is projected, is that what you're proposing to change it to?

T. Peetz: Yes. (Draft 1)

H. Kline: It looks good.

T. Peetz: Discussion about how these changes would come into effect. Procedures discussed. It would be voted on by ZC, then go to Regional Planning, if the trustees have a conflict, it would go to referendum. Wondering if we need to vote one map change at a time or all at once. Make most sense to him to vote one at a time. Maybe auto sales as conditional use may need to be taken to referendum. The other draft amendments probably would not need to go to referendum.

G. Harrison: Buffering is something they would have to do? It's important.

T. Peetz: Yes.

V. Mitchell: Why didn't you consider running the TC up to the Fairgrounds? When surrounded by commercial and industrial it becomes difficult to sell residential property.

B. Miller: We didn't consider it. We could ask those property owners if they would be interested.

V. Mitchell: I think it may increase our property values.

T. Peetz: It would allow more options. It is a question for auditor's office if it would increase or decrease the value of those properties.

Audience: If TC went to Fairground, could there be a business next to me?

T. Peetz: If they met the requirements, then yes.

B. Miller: It would be a conditional use, they would still have to go to the BZA.

T. Peetz: Read the requirements for TC district. Read uses allowed in TC. Read requirements for R2.

Audience: Do you have to have a minimum acreage before you sell?

T. Peetz: Talked about what the lot requirements are. Pointed out the size of the lots in R2. Is there any desire to move TC up to the Fairground? Wants to make sure.

B. Miller: Would have to contact property owners to see if they would want that. Ask auditor about changing property values, taxes.

H. Kline: Are we losing any TC property that will be zoned Industrial?

T. Peetz: Showed on map what is recommended to change. Discussed recommendations again.

H. Kline: On west side of St Rt. 44, East Mfg. owns those properties, why wouldn't they want to get that zoned over to the road?

B. Miller: They could go to the BZA. It would be a Conditional Use permit.

Discussion about particular houses/properties and their Zoning districts. Discussion about where the sewer plant is.

B. Miller: Owned by the county and they were granted that from USDA grant.

T. Peetz: When is the next normal meeting?

B. Miller: May 27, 7:00pm in the Senior Center, because the 4th Monday is Memorial Day.

T. Peetz: Will get everything in writing and send it next week. Erin can pass it out to ZC.

B. Miller: If no further questions, we will adjourn. 7:50pm